

VI. Redevelopment Opportunity Sites PLEASANT PLAINS

C-2-A Zoning

Lot Occupancy Maximum: 60%
Height Limit: 50'
FAR Maximum: 2.5



Key Plan



DETAIL PLAN A.1

2900 West
Site Area: 5,500sf (approx.)

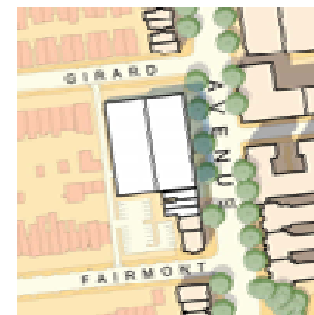
- New infill residential development
- 4 dwelling units
- 8 surface parking spaces



DETAIL PLAN B.1

2700 West - Option 1
Site Area: 35,000sf

- 28 dwelling units (25 apartment units + 3 row house units)
- 43 surface parking spaces
- 4000sf ground floor commercial space
- Allow retail space and parking for existing commercial retail establishment



DETAIL PLAN B.1

2700 West - Option 2
Site Area: 35,000sf

- 23 dwelling units (20 apartment units + 3 row house units)
- 50 structured parking spaces and 15 surface parking spaces
- Potential site for 15,000 - 20,000sf ground floor institutional use (library)